

PB# 98-34

**PARTS AMERICA
SITE PLAN**

69-1-6

Approved 6-28-00

© Wilson Jones, 1989

DATE Sept. 4, 1998 RECEIPT NUMBER 98-34
 RECEIVED FROM Adler Engineering
 Address 208 White Horse Pike Suite 12 - Barrington, NJ 08007
One Thousand 00/100 DOLLARS \$ 1,000.00
 FOR Site Plan Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	1,000	-	CASH		
AMOUNT PAID	1,000	-	CHECK	#1326	
BALANCE DUE	- 0 -		MONEY ORDER		

BY [Signature]
Mary Mason, Secretary

© Wilson Jones, 1989

DATE 9/4/98 RECEIPT 065545
 RECEIVED FROM Adler Engineering Inc
 Address _____
One Hundred 00/100 DOLLARS \$ 100.00
 FOR P.B. # 98-34

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	ck # 1305	
AMOUNT PAID			CHECK	100.00	
BALANCE DUE			MONEY ORDER		

Town Clerk
 BY Dorothy H. Hansen

Wilson Jones

Wilson Jones 1989

ACCOUNT		HOW PAID	
BEGINNING BALANCE	4,000 -	CASH	
AMOUNT PAID	4,000 -	CHECK	#1326
BALANCE DUE	- 0 -	MONEY ORDER	

BY *Mary Mason, Secretary*

Wilson Jones • Carbonless • SPS-1000 Duplex • 8 1/2" x 11" • 100% Recycled

Wilson Jones 1989

DATE 9/4/98 RECEIPT 065545
RECEIVED FROM Adler Engineering Inc
Address _____
One Hundred 00/100 DOLLARS \$ 100.00
FOR P.B. # 98-34

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck # 1305
AMOUNT PAID		CHECK	10000
BALANCE DUE		MONEY ORDER	

Town Clerk
BY Dorothy H. Hansen



Julian M. Torcatta, Ph.D., P.E.

ADLER
ASSOCIATES, INC.

WILLIAM J. DIEAL, Jr.,
SENIOR ASSOCIATE

129 MARKET STREET • CAMDEN, NJ 08102
TEL (856) 757-0070 • FAX (856) 757-4050

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/06/2000

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 98-34

NAME: PARTS AMERICA

APPLICANT: WESTERN AUTO SUPPLY CO.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/28/2000	PLANS STAMPED	APPROVED
04/26/2000	P.B. APPEARANCE . ADD STOP BAR - MASONARY DUMPSTER - MARK'S COMMENT #1 - COST . ESTIMATE	APPROVED SUB TO
03/08/2000	P.B. APPEARANCE . CORRECT PARKING CALCS. - NEED D.O.T. WORK PERMIT - ADDRESS . MARK'S COMMENTS - APPLY FOR BUILDING PERMIT FOR SIGN AND GO . TO Z.B.A. FROM THERE - NEED LETTER OF APPROVAL FROM D.O.T.	LA:ND WVE PH REVISE
09/09/1998	P.B. APPERANCE	REFER TO Z.B.A.
09/02/1998	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/06/2000

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 98-34
NAME: PARTS AMERICA
APPLICANT: WESTERN AUTO SUPPLY CO.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/04/1998	EAF SUBMITTED	09/04/1998	WITH APPLICATION
ORIG	09/04/1998	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/04/1998	LEAD AGENCY DECLARED	03/08/2000	TOOK L.A.
ORIG	09/04/1998	DECLARATION (POS/NEG)	03/08/2000	DECL. NEG DECC
ORIG	09/04/1998	PUBLIC HEARING	03/08/2000	WAIVE PH
ORIG	09/04/1998	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/22/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 98-34
NAME: PARTS AMERICA
APPLICANT: WESTERN AUTO SUPPLY CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/04/1998	REC. CK. #1326	PAID		1000.00	
09/09/1998	P.B. ATTY. FEE	CHG	35.00		
09/09/1998	P.B. MINUTES	CHG	22.50		
03/08/2000	P.B. ATTY. FEE	CHG	35.00		
03/08/2000	P.B. MINUTES	CHG	45.00		
04/26/2000	P.B. ATTY FEE	CHG	35.00		
04/26/2000	P.B. MINUTES	CHG	45.00		
06/21/2000	P.B. ENGINEER	CHG	496.00		
06/22/2000	RET.TO APPLICANT	CHG	286.50		
		TOTAL:	1000.00	1000.00	0.00

L.R. 6/22/00



ADLER

ENGINEERING, INC.

May 22, 2000

Town of New Windsor
Planning Department
555 Union Avenue
New Windsor, NY 12553
Attn: Ms. Myra Mason, Board Secretary

Subject: Final Site Plan Package
Proposed Advance Auto
Route 94 & Temple Hill Road
Vails Gate, NY

Dear Ms. Mason,

Attached please find two (2) copies of the revised final Site Plan Package associated with the above referenced application for the final review and approval. We understand that since the application was approved on April 26, 2000, these revised plans require an administrative review by the Town Engineer prior to memorialization of the resolution.

Please review these plans and contact me at your earliest convenience if there are any problems or questions at (856) 757-0070. Thank you.

Respectfully for,
Adler Engineering, Inc.

Teal S. Jefferis
Project Manager

cc: Parker Canady, Primax Construction
Julian M. Toneatto, Ph.D, PE, Adler
file #20013
enc.

VIA OVERNIGHT MAIL

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/27/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 98-34
NAME: PARTS AMERICA
APPLICANT: WESTERN AUTO SUPPLY CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/22/2000	2% OF COST EST. 38178.00	CHG	763.56		
06/23/2000	REC. CK. #27907	PAID		763.56	
		TOTAL:	763.56	763.56	0.00

A 3 appd

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/22/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 98-34
NAME: PARTS AMERICA
APPLICANT: WESTERN AUTO SUPPLY CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/22/2000	SITE PLAN APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

Check #2

cc. Adler

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/22/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 98-34
NAME: PARTS AMERICA
APPLICANT: WESTERN AUTO SUPPLY CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/22/2000	2% OF COST EST. 38178.00	CHG	763.56		
			-----	-----	-----
		TOTAL:	763.56	0.00	763.56

Check #1

cc: Adler

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/22/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 98-34
NAME: PARTS AMERICA
APPLICANT: WESTERN AUTO SUPPLY CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/22/2000	2% OF COST EST. 38178.00	CHG	763.56		
			-----	-----	-----
		TOTAL:	763.56	0.00	763.56

Check #2

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/22/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 98-34
NAME: PARTS AMERICA
APPLICANT: WESTERN AUTO SUPPLY CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/22/2000	SITE PLAN APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

Check #1



ADLER

ENGINEERING, INC.

P.B. #
98-34

June 15, 2000

Town of New Windsor
Planning Department
555 Union Avenue
New Windsor, N.Y. 12553
Attn: Ms. Myra Mason, Board Secretary

OK 6/21/00
for approval
Myra

Subject: Cost Estimate for Site Work
Proposed Advance Auto
Route 94 & Temple Hill Road
Vails Gate, NY

Dear Ms. Mason,

Please find the following summary of estimated site construction costs for review and reference during calculation of the bond amount.

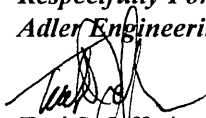
ROADWAY & PARKING LOT IMPROVEMENTS

ITEM	UNIT	QUANTITY	UNIT PRICE	EXT. PRICE
Erosion Control	LS	1	\$ 995.00	\$ 995.00
Grading/Fill	CY	500	\$ 15.00	\$7500.00
Paving&Base(H.D.)	SY	240	\$ 14.00	\$3360.00
Paving&Base(patch)	SY	48	\$ 30.00	\$ 1440.00
Concrete Paving	SY	265	\$ 30.00	\$7950.00
Concrete Dump.Pad	SY	90	\$ 30.00	\$2700.00
Parking Space				
Striping	EA	41	\$ 8.00	\$ 328.00
Painted Striped				
Island	EA	4	\$ 30.00	\$ 120.00
Site Plan Stop Bar	EA	1	\$ 10.00	\$ 10.00
Handicap Sign				
& Striping	EA	2	\$ 125.00	\$ 250.00
Traffic Control Sign	EA	4	\$ 100.00	\$ 400.00
24"Concrete Curbing	LF	50	\$ 10.00	\$ 500.00
Concrete Sidewal	SY	85	\$ 35.00	\$2975.00
Curb(Precast)Bumpers	EA	10	\$ 15.00	\$ 150.00
Dumpster Screen	LS	1	\$ 6000.00	\$6000.00

ITEM	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
DRAINAGE IMPROVEMENTS				
Connection to Existing catch basin	EA	1	\$500.00	\$500.00
Downspout Boots	EA	4	\$20.00	\$80.00
4"PVC Ell	EA	4	\$10.00	\$40.00
4"PVC Roof Leader	LF	40	\$12.00	\$480.00
6x4x6 PVC Wye	EA	4	\$15.00	\$60.00
6" PVC Ell	EA	1	\$15.00	\$15.00
6"PVC Roof Leader	LF	145	\$15.00	\$2175.00
Cleanout Assy	EA	1	\$150.00	\$150.00
TOTAL				\$38178.00

Should there be any additional items required, please call me immediately at (856) 757-0070.
Thank you.

Respectfully For,
Adler Engineering, Inc.



Teal S. Jefferis
Project Manager

cc: Wes King, Primax Construction; Randy Haynes, Primax Construction

enc.
via Fax & Mail

\$ 763.56

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 98- 34

FOR WORK DONE PRIOR TO: 06/21/2000

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
.													
98-34	123685	09/02/98	TIME	MJE	WS PARTS AMERICA	75.00	0.50	37.50					
98-34	123686	09/03/98	TIME	MJE	MC PARTS AMERICA W/BI	75.00	0.40	30.00					
98-34	123388	09/09/98	TIME	MJE	MM PARTS AMER DIS>Z&A	75.00	0.10	7.50					
98-34	123539	09/09/98	TIME	MCK	CL SEARS RVW COMMENTS	28.00	0.50	14.00					
98-34	123948	09/09/98	TIME	MJE	MC PARTS AMERICA	75.00	0.50	37.50					
98-34	125784	10/08/98	TIME	MJE	MC PARTS AMERICA Z&A	75.00	0.50	37.50					

								164.00					
98-34	125156	10/14/98			BILL 98-1135 10/14/98					-126.50			
98-34	128576	12/16/98			BILL 98-1260					-37.50			

										-164.00			
98-34	153787	01/19/00	TIME	MJE	WS PARTS AMERICA	80.00	0.40	32.00					

								32.00					
98-34	155604	02/15/00			BILL 00-226 2/15/00					-32.00			

										-32.00			
98-34	158174	03/06/00	TIME	MJE	MC ADV AUTO SP(PR CHOP)	80.00	0.50	40.00					
98-34	158404	03/07/00	TIME	SAS	CL ADVANCE AUTO PARTS	28.00	0.50	14.00					
98-34	158177	03/08/00	TIME	MJE	MC ADV AUTO SP(PR CHOP)	80.00	0.20	16.00					
98-34	162142	04/06/00	TIME	MJE	MC ADVANCED AUTO	80.00	0.20	16.00					
98-34	163627	04/19/00	TIME	MJE	MC ADVANCE AUTO	80.00	0.80	64.00					
98-34	162706	04/20/00	TIME	MCK	CL REV COM ADVANCED AUT	28.00	0.50	14.00					
98-34	163634	04/20/00	TIME	MJE	MC ADVANCE AUTO	80.00	0.10	8.00					
98-34	163602	04/26/00	TIME	MJE	MM ADV AUTO COND S/P AP	80.00	0.10	8.00					

								180.00					
98-34	161743	04/14/00			BILL 00-425					-70.00			

										-70.00			
98-34	163639	05/03/00	TIME	MJE	MC TC/LM ADVANCE AUTO	80.00	0.20	16.00					

								16.00					
98-34	165127	05/17/00			BILL 00-526					-126.00			

										-126.00			
98-34	167597	06/07/00	TIME	MJE	MC ADV AUTO PLAN REVIEW	80.00	0.40	32.00					
98-34	167598	06/14/00	TIME	MJE	MC ADV AUTO EST W/ADLER	80.00	0.40	32.00					
98-34	167592	06/21/00	TIME	MJE	MC Advance Closeout	80.00	0.50	40.00					
								=====	=====	=====	=====		
TASK TOTAL								496.00	0.00	-392.00	104.00		
.													
								=====	=====	=====	=====		
GRAND TOTAL								496.00	0.00	-392.00	104.00		

RESULTS OF P.B. MEETING OF: April 30, 2000

PROJECT: Advanced Gate S.P. P.B.# 98-34

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)__ S)__ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES__ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M)__ S)__ VOTE: A__ N__ WAIVED: Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M) 11 S) 4 VOTE: A 5 N 0 APPROVED CONDITIONALLY: 4-26-00

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Add One more Stop Bar</u>
<u>Masonry Dumpster required w/ Gate Chain link 4' slat</u>
<u>Thick cement #1 O.S.F. 1</u>
<u>Last estimate</u>

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/26/2000

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-34

NAME: PARTS AMERICA

APPLICANT: WESTERN AUTO SUPPLY CO.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	04/19/2000	MUNICIPAL HIGHWAY	04/24/2000	N/A
REV2	04/19/2000	MUNICIPAL WATER	04/24/2000	APPROVED
REV2	04/19/2000	MUNICIPAL SEWER	/ /	
REV2	04/19/2000	MUNICIPAL FIRE	<u>04/25/2000</u>	APPROVED
REV2	04/19/2000	NYS DOT	/ /	
REV1	03/02/2000	MUNICIPAL HIGHWAY	04/19/2000	SUPERSEDED BY REV2
REV1	03/02/2000	MUNICIPAL WATER	03/07/2000	APPROVED
REV1	03/02/2000	MUNICIPAL SEWER	04/19/2000	SUPERSEDED BY REV2
REV1	03/02/2000	MUNICIPAL FIRE	03/07/2000	APPROVED
REV1	03/02/2000	NYS DOT	04/19/2000	SUPERSEDED BY REV2
ORIG	09/04/1998	MUNICIPAL HIGHWAY	09/04/1998	APPROVED
ORIG	09/04/1998	MUNICIPAL WATER	09/08/1998	APPROVED
ORIG	09/04/1998	MUNICIPAL SEWER	09/15/1998	APPROVED
ORIG	09/04/1998	MUNICIPAL FIRE	09/09/1998	APPROVED

ADVANCED AUTO SITE PLAN (98-34)

William J. Dieal, Jr. of Adler Associates, Inc. appeared before the board for this proposal.

MR. PETRO: This application proposes 6,821 square foot retail auto parts use building at the existing Price Chopper Plaza. This application was previously reviewed at the 9 September, 1998 and the 8 March, 2000 planning board meeting. Yes, sir?

MR. DIEAL: Thank you, Mr. Petro. It's good to be back. I was the one who was here for that September, 1998 meeting, as Mr. Lucas remembers, I hope my picture never shows up in the post office in New Windsor township, I won't have a chance. Last month, at the March 8 meeting, Dr. Julian Toneatto, who is the president of Adler Associates and Adler Engineers was here to give up the expert witness testimony with regard to this particular application. I'm here this evening to basically respond to the questions and the issues which were brought up during the meeting of March 8 and to hopefully be able to clear up any remaining questions which may exist in the minds of the members of the board with regard to the processing of this application. I must apologize to you, Mr. Petro, because as I'm on the way heading up here today from our office in beautiful downtown Camden and I called back to the office, I was advised that oh, the picture's on Julian's desk and we'll send you the picture of a typical Advanced Auto Parts building which was one of the things that was requested by the board. I apologize for not having it in my possession this evening but we'll provide that to you as soon as possible. And if you have an E-mail address, we'll have it sent to you by E-mail, whichever you prefer. Let me address some of the issues which came up. If I miss anything, if the engineer would be pleased, I have a copy of that letter, thank you, obviously, be pleased to address anything that you may have. One of the questions that came up and I guess I'll start with the letter itself, and this is the letter from the New Windsor Township Engineer, Mark Edsall, dated the 8th of March of 2000, it refers of course to Dr. Toneatto's testimony before the board at that time. Basically,

what we're planning to do, what we're proposing to do in this application is to demolish the old tire store at the end of the Price Chopper's Shopping Center at Highway 94 and Highway 32. And essentially, the footprint of the new building is going to pretty much coincide with the footprint of the existing building, the principal difference being that Advanced Auto Parts does not provide for the actual repair of the vehicles on site. And so what this does then is this allows us to utilize space immediately at the perimeter of the building and also the space in the middle of this rather wide parking lot between the edge of the present building and the curb line, I'm sorry, and the end of the landscaped area to utilize that area for parking spaces. There was a substantial amount of discussion last time with regard to the number of parking spaces and the question came up with regard to the net retail area versus the total gross area of the property. We have recomputed based upon the total gross area of the property as was requested at the previous meeting of the board. Now, when we did this analysis, we came up with a requirement for 38 parking spaces, we're actually providing 41, so from the standpoint of gross area, we're providing 3 more than is required by your ordinance. Now, the other little sinker that comes in on this is that in Section 1 of the engineer's letter, it talks about one space per 150 square foot of gross area as opposed to the 5.5 per 1,000 and doing that then we require like 43 spaces instead of 41, but what I would request the board to do is because of the way that this thing is laid out and the amount of available space that's there, that what we're in fact doing is providing a net increase of 41 spaces for the total parking in the complex itself of the entire area and so hopefully, we'll not get into a knock down drag out for two parking spaces is what I'm saying.

MR. PETRO: What's your typical spot?

MR. DIEAL: Again, this refers back to the comments that the engineer made at the 8th of March meeting, the parking spaces immediately adjacent to the building itself are 9 x 19 and we have a 25 foot aisle which also was requested by the board at the March 8th meeting. What we're going to do is we're going to

restripe the existing parking spaces which are along the bottom edge here and those are 20 x 10's, if the board is so desirous, obviously, we can come and restripe that and make them 9 x 19.

MR. PETRO: You'd pick up 10 percent.

MR. DIEAL: We'd pick up parking spaces there, that's not a problem, if the board desires to do that, I mean, we're playing nickels and dimes.

MR. PETRO: Basically, you're adding 41 spots to the design of the building now?

MR. DIEAL: Precisely.

MR. PETRO: The building that's there now is 7,500 square foot, you're going to build a--

MR. DIEAL: 6,800 square feet.

MR. PETRO: You're moving to a less of a hard impact away from the variance, so I just don't see it as a problem.

MR. LUCAS: I don't either.

MR. ARGENIO: I agree.

MR. LANDER: I concur.

MR. DIEAL: With regard to the entrance coming in off of Route 94, there's an existing entrance which is here, when the plan was originally presented on the 8th of March, we showed that there were two concrete islands immediately inside the entranceway coming off of Route 94. The point was made by the engineer which was well taken by us that if we're to put a concrete island in there then we're probably going to have to go through a permitting process from the New York Department of Transportation and we said that doesn't sound like a very smart idea. So we'll eliminate the raised concrete areas here and we'll basically stripe those areas as a no-drive zone and basically, we'll provide our traffic controls in the parking area

adjacent to the Advanced Auto Parts building by virtue of striping on the pavement as opposed to putting down physical barriers that people are going to run over or the snowplow is going to be able to remove. So we believe that to be a more expedient response and certainly one which is going to make it easier from the standpoint of snow removal and certainly make it safer from the standpoint of people not running over a barrier in an unexpected location. And obviously, it saves us from the hassle of having to go to the DOT and get approval for two minuscule little islands for an entire project.

MR. LANDER: Or disapproval.

MR. DIEAL: Yes, sir, thank you.

MR. LANDER: They'd shut your entrance right now.

MR. ELY: The only thing I just wanted to note just for the board's use and also the applicant that there were additional comments made by the engineer, I think you're looking at the previous comments.

MR. DIEAL: I'm looking at this letter of the 8th of March.

MR. ELY: They're updated, the 26th of April that has some relatively minor comments.

MR. DIEAL: May I finish with this? May I have this copy, sir?

MR. ELY: That's for you, yes.

MR. PETRO: Do you see any problems with the parking as it stands? I think it looks fine, it's an improvement all the way around.

MR. ELY: Yes.

MR. LUCAS: Is there a door entrance on the, on that side, where is the entrance to the store?

MR. DIEAL: The entrance to the store is over on the

side that faces the major parking area. The canopy for Price Chopper's comes down and basically what we'll do is we'll match the exterior finish of Price Chopper's with the same type of block to be able to continue the facade and then we'll have the canopy, this shaded area that you see here is our handicapped access ramp and this basically will come on off and go up and be able to meet the existing elevation of the present sidewalk, raised sidewalk which runs underneath the canopy but the main entrance is right here, which is the east facing the building.

MR. PETRO: We're discussing the enclosure, the dumpster enclosure on your new comments that Jordan gave you, item 4?

MR. DIEAL: Yes, let me--

MR. PETRO: Did that throw you off?

MR. DIEAL: You kind of derailed me for a moment.

MR. PETRO: We're moving in the right direction.

MR. DIEAL: May I finish the 8th of March comments and then pick up on this one that I really haven't had a chance to take a look at this letter? The other question was with regard to the 9 x 19 spaces and the concrete apron around the building the concrete apron will be finished in black and basically what it is because the high amount of traffic we want to have something that's going to be durable so that's the purpose for that. We're going to go 19 feet depth which is the engineer's recommendation and we'll place our bumper blocks 30 inches from the existing curb in order to be able to achieve that instead of the I think it was 48 inches or 42 inches previously proposed. That's in response to comments of the engineer from the last meeting 42 inches, I'm sorry. But in order to maintain that 25 foot aisle, we need to move the bumper blocks up just a few inches in order to be able to do that. The exposed face on the sidewalk we're going to accommodate the handicapped access ramp so that I think that answers that question. The aqueduct right-of-way is shown by the two lines coming diagonally across the

back parking the back of the parking area there, this area of course is used by the 18 wheelers that bring the supplies in for Price Chopper's and so they need this area to be clear anyway in order to be able to bring the trucks in and be able to back in to their loading ramp which are over here and our loading ramp which is alongside. The only other question in the 8th of March comments was with regard to the sign and as was discussed at that time, the applicant has agreed that the sign will be handled as a separate issue and we'll sever that from our request for application. Basically, what we've done in this revision of the plan is that we have moved the post for the sign to the north so that the edge of the sign itself will not extend over the edge of the property line and over into the green area at the side of the highway. I think that takes care of everything that was in the 8th of March letter, unless the engineer has any other comments.

MR. ELY: You pretty much covered that.

MR. DIEAL: I need a moment just to read this, please.

MR. LUCAS: I think that really cleans up that end of the building.

MR. DIEAL: Number one, basically, we're not changing the facade of the building we're not changing the position of the building line and so we're basically inside the same footprint what we started with, I think the question with regard to any setback changes should be moot with regard to the decision of this board because we're basically following the same footprint.

MR. PETRO: Not an issue.

MR. DIEAL: The Route 94 entrance and the islands I have discussed that just previous comments. Additional stop bar for the east end of 25 foot wide traffic aisle, we have shown here, here's the stop line, here's the stop line which is shown on the drawing.

MR. BABCOCK: We want one more on the other side of that, at the other entrance.

MR. DIEAL: Not a problem.

MR. ARGENIO: Mike, they typically include verbiage as well.

MR. LANDER: Stop.

MR. BABCOCK: Yes.

MR. DIEAL: There would be the wide white bar and the word stop painted on the pavement itself.

MR. LANDER: It's a problem for the fire inspector, fire inspector had a problem with that, you should verify with the fire inspector.

MR. PETRO: We do have an approval with the fire inspector, it's okay as shown, but the board normally looks to have the enclosure the same material as the building which is masonry.

MR. DIEAL: If the board desires to have a masonry screen of the same type of block that we're using to construct the building, that's not a problem.

MR. LANDER: It would be more durable and blend in.

MR. DIEAL: We'd be amenable to doing that and it's not a problem.

MR. LANDER: Is there a gate on that, do you know, because this is going to be visible from Route 94 so we're going to need a gate in front of that.

MR. DIEAL: No problem.

MR. PETRO: Needs to be made out of the same masonry material and gated.

MR. DIEAL: Do you have--no problem, do you have a particular desire with regard to the gates, Mr. Petro?

MR. ARGENIO: Chain link with slats.

MR. DIEAL: Okay. And we're looking at a 12 foot high wood fence.

MR. PETRO: It says 6 foot, you were reading the width of it, it's 6 foot.

MR. DIEAL: I'm sorry, so we have a 6 foot block wall and then a chain link 6 foot high chain link gate with slats.

MR. PETRO: Right.

MR. DIEAL: And slats of a color to match the exterior trim on the building.

MR. LANDER: Right, exactly.

MR. DIEAL: Not a problem.

MR. PETRO: That finishes up the comments. The other ones are done, okay, so let's get back to the board members here, anybody have any other comments?

MR. LUCAS: I like the plan.

MR. PETRO: Jordan, do you have anything other than the comments? How about Mike?

MR. BABCOCK: No, there was just one thing on number 3 that Mark said this, we should discuss about the islands that they were going to curb and then they decided to stripe, so they don't have to get DOT, that there was some discussion at the meeting about those possibly being a landscaped area.

MR. DIEAL: We're eliminating the curbs, we're eliminating the fill, eliminating landscaping, basically going to be striped on pavement.

MR. PETRO: I don't see it as a problem.

MR. BABCOCK: There's going to be a sign in the one landscaping area that's going to be to be some type of vehicle protection.

MR. DIEAL: We can set the bumper blocks on the ground, by putting bumper blocks on the ground, it would prevent somebody from running into the support post for the sign and would still not provide a permanent structure that would require DOT approval, so that would be the most reasonable way to approach it.

MR. BABCOCK: That's going to be on your property, so I think you could do that easily.

MR. DIEAL: It's not a difficulty, we just don't want to present a situation whereby we have a permanent structure around the base of the sign support structure which would then require us to have to go through the process of going to DOT for what's essentially handled by four bumper blocks.

MR. PETRO: Anybody have anything else? I think we've seen it enough times. Once again, I can add the subject to if somebody wants to make a motion. We've done lead agency, we've waived public hearing and we did SEQRA so we're all set for motion for final approval.

MR. LUCAS: Make it.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Advanced Auto Parts site plan on Route 94 and 300 subject to the stop bar being added on the second aisle on the 94 side, the dumpster enclosure being noted on the site plan to be made out of the same material as the building, namely concrete or block with the gates being added with the slats and the gates, and protection of the sign eventually and a cost estimate being put in for the town to review.

MR. ELY: There's also one other I think there's a correction that needs to be made to the zoning requirement shown on OSP1 with regard to the maximum height of the building just needs to be changed.

MR. DIEAL: I believe that's changed, what's the date

of the plans that you have, sir, do you show the revision?

MR. ELY: January 18, 2000.

MR. PETRO: Revised plans.

MR. BABCOCK: If he hasn't done it already, Mr. Chairman, it will be a correction there, it's 35 foot, he's indicated the code is 12 inches per foot which he meets very well, just a matter of correction.

MR. DIEAL: Not a problem and will you provide us with a copy of our section of the transcript please, is that possible?

MR. PETRO: You can contact Myra, she's making a note of the subject-to's.

MR. DIEAL: We want to be sure that we have everything that's recorded.

MR. PETRO: It's going to take her some time, it doesn't happen quickly, she'll have the notes in her file tomorrow morning.

MR. DIEAL: We'll be in touch with Myra with regard to getting the comments and making sure that they are accomplished.

MR. PETRO: We have a motion on the floor, it's been seconded, subject-to's have been read in. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LUCAS	AYE
MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE



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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: ADVANCE AUTO PARTS SITE PLAN
(FORMERLY SEARS PARTS AMERICA)
PROJECT LOCATION: PRICE CHOPPER PLAZA (ROUTES 94 AND 300)
SECTION 69 – BLOCK 1 – LOT 6
PROJECT NUMBER: 98-34
DATE: 26 APRIL 2000
DESCRIPTION: THE APPLICATION PROPOSES A 6,821 SQUARE FOOT RETAIL
AUTO PARTS USE AT THE EXISTING PRICE CHOPPER PLAZA.
THIS APPLICATION WAS PREVIOUSLY REVIEWED AT THE
9 SEPTEMBER 1998 AND 8 MARCH 2000 PLANNING BOARD
MEETINGS.

1. As the Board may recall, this project involves the demolition of 7,500 square foot of existing building at the south end of Price Chopper. Previously, an 8,000 square foot building was proposed, which has now been reduced to 6,821 square feet.

The project is located within the Design Shopping (C) Zoning District of the Town. The only setback value which would appear effected from this application would be the front yard setback from Route 94, which appears to be increased based on the proposed construction.

With regard to the bulk table shown on Drawing OSP.1, the Applicant's Engineer should verify the values indicated and correct same prior to submission of a final plan.

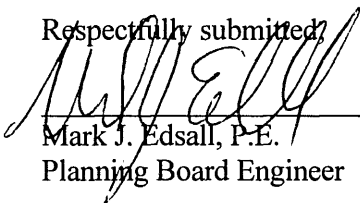
2. On the previous plans, the islands at the Route 94 entrance were discussed and I recommended landscaping treatment. The new plans submitted identify these as "proposed curbed landscape islands", but no details are provided as to the landscaping treatment of either island. The final plan should include such information. The Board should discuss any preferences.
3. An additional "stop" bar should be added to the east end of the 25' wide traffic aisle adjoining the building.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: ADVANCE AUTO PARTS SITE PLAN
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4. The plans include details for a wood fence screen surrounding the two (2) dumpsters at the rear of the building. The Board may wish to discuss this type enclosure with the Applicant. As well, we should verify with the Fire Inspector that the wood fence enclosure/dumpster area can be placed 3' off the building. It was my understanding that a masonry enclosure may be required for such placement.
5. The Board should verify the status of SEQRA for this project. If Lead Agency has been taken, the Board may wish to consider a Negative Declaration of Significance.
6. The Board should verify whether a determination has been made as to the need for a Public Hearing for this application.
7. At this time I am aware of no further outstanding issues with regard to this application. If the Board identifies any additional concerns, I will be pleased to review same, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

ADVANCEAUTO.mk



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98-24
DATE PLAN RECEIVED: _____
RECEIVED
MAR - 2 2000

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of
ADVANCED AUTO PARTS has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

[Signature] 5/5/00

SANITARY SUPERINTENDENT DATE

ADVANCED AUTO SITE PLAN (FORMERLY PARTS AMERICA) 98-34)

Mr. Julian M. Toneatto of Adler Engineering, Inc. appeared before the board for this proposal.

MR. PETRO: Where is the location of this, is this in Price Chopper?

MR. BABCOCK: Yes.

MR. PETRO: Didn't we look at something like this before to remove a building and add a new building?

MR. EDSALL: There was a proposal originally very very similar to this one, the former applicant has been acquired by the current applicant and they are back to give us a new plan.

MR. PETRO: Same building I was talking about, though, correct, the old tire store there?

MR. EDSALL: Yes.

MR. PETRO: Okay.

MR. TONEATTO: My name is Julian Toneatto, I'm the engineer of record for this particular project. We're looking for preliminary and final site plan approval. We're in zone C, design shopping. Just to orient you, this is Temple Hill Road running north south and this is in Price Chopper shopping Center, as everybody calls it, we're going to be in the same place. The client was Parts America but they were acquired by Advanced Auto Parts and this sheet you should have in the packet. As you mentioned, we're going from a 7,500 square foot building to 6,821 square foot building. The reason for that is this is strictly a parts store, no bays to fix anything in. So, the actual store itself is a little smaller, this is the south, southwestern end of that shopping center. Couple of issues that we came up with, extension of the sidewalk so that it matches the rest of the shopping center. On the end of the sidewalk here that's a ramp so no one will park there and there will be a ramp for handicapped shopping carts. You'll notice that we have

a 12 foot apron in the front of the store which will be paved concrete where the front end of cars will be paved.

MR. PETRO: What page are you on?

MR. TONEATTO: I'm sorry, SD1.

MR. PETRO: Okay, very good.

MR. TONEATTO: So, on the eastern end, you see here they're going to extend the sidewalk, the canopy along the edge of the store which is detailed on another page will match the canopy and stick out the same amount as everything else in the shopping center. The parking area, which is on the southern end here where you'll see the traffic bumpers there, the front first 12 feet will be concrete, we'll cut out the asphalt and that's simply to keep tires from sinking into the asphalt. It's safer, cleaner and easier to keep it very standard in the way they do these stores. On the left, you'll see you that left two dumpsters with concrete there, one's cardboard and one's for normal trash. There's not very much else. There's obviously a non-conforming issue on the parking and on this, you'll notice that we were originally on a non-conforming basis in the parking analysis, we're short 287 spaces, if you go by the zoning, and we're actually giving back spaces so now we'll be short still non-conforming to the tune of 235 spaces.

MR. PETRO: While you're on the subject on the first page that you're talking about, you have the typical spot shown as 10 x 20 which has now been changed to 19 x 9, but then on your SP1, you're showing us a drawn spot of 19 feet in length, which is correct, with the 25 foot backout and 19 foot, but on the bulk table, you're telling us that the stalls are 10 x 18 stalls, you have 39 of those so I'm a little confused exactly what you really do have here. And I say that for two reasons. One, you might be able to pick up some spots if you do reduce them to 9 x 19, which is required instead of 10 x 20, but if you have some 18 foot spots, I'm concerned about your 25 foot aisles because you'd have to increase those.

MR. TONEATTO: I think what we did is we made a change and forgot to change it on the other one, I apologize for that.

MR. EDSALL: At the workshop, I advised them that the spaces were 9 x 19 and advised them that we needed 25 foot aisles, so plan SP1 appears to have the plan updated.

MR. PETRO: But the bulk table would be wrong.

MR. EDSALL: The entire parking table has to be updated because they still reference based on net floor area for retail sales where in fact it's total now.

MR. PETRO: Even his SP1 sheet is still showing the width of the spots as 10 feet so you can pick up 10 percent savings on the parking by going the 9 feet on the entire site, which is still obviously very non-conforming, but make it a little better, unless you want to do the whole lot over, make it real good.

MR. TONEATTO: We can make those changes. The only other change which you'll see here is that what I have marked in light green here is what exists and we're proposing to put a small green curbed area here and here and this one is larger where they put the sign and I'll come back to that. And what we'd like to do is propose to put the island in here, which is a little safer because if there's no cars parked here, we'd like to do that as standard so people can't cut across here, give over a blind spot for somebody and the larger one would accommodate a sign that we'll probably have to come back to zoning for.

MR. PETRO: You're going to be working in the DOT right-of-way, so you're going to need the permit.

MR. TONEATTO: Right, we have that in the works.

MR. PETRO: I would suggest that you show this to DOT first, just to get a little opinion from them before a formal application because lately, they've been closing curb cuts so in other words, what I'm saying if you're

going to open up a can of worms, I'd back off it and figure up another, that's just a friendly tip.

MR. TONEATTO: We've had a dialogue with them over the last several weeks, looks like they're okay with it, but we have to get that.

MR. PETRO: This stretch of 94 frankly is a little better than the other one I'm talking about so it's pretty open.

MR. LANDER: Do you know who you're working with, Bill Elgie or Don Greene?

MR. TONEATTO: I don't know, one of my engineers has been up and back.

MR. PETRO: You're going to need to go to zoning board for the sign.

MR. TONEATTO: Very likely the sign that we're showing in one of the drawings is a very large sign and of course, that could be modified 35 feet high, 24 x 8 sign, which is about 192 square feet, so it's a very, very large sign, it's typical in their stores. They try to push that pretty hard, since my client's not here, but they have been known to modify that we'll need to come up and see what's acceptable.

MR. PETRO: We could have used tonight's meeting to refer you there.

MR. TONEATTO: That's standard across the country and that's what they have been using and 99 percent of the time, they're getting that sign.

MR. LANDER: Is that detail--

MR. TONEATTO: Yeah, it's on page--

MR. PETRO: Can we still refer them, we can do that.

MR. EDSALL: You can do that.

MR. TONEATTO: Page SD1, it's a sign, very tall, 35

feet.

MR. EDSALL: Jim, the only difference is usually when you send somebody to the ZBA, you're sending it over and you don't deal with the application at all until they come back. I believe in this case, they'd like to pursue the approval and if they get the a ZBA approval, fine, they'll get a permit to put the sign up. If they don't get it, it will just stall it.

MR. PETRO: We're going to go through the entire process and in the end, if they need a variance, they'll go directly to the ZBA.

MR. BABCOCK: Mr. Chairman, we probably could pull the sign out of the site plan approval process and just handle it as an individual building department, they can apply for a permit, you know, within the next few days and we can send it to the zoning board so it can work cause you guys are working on the site plan.

MR. TONEATTO: That would be great.

MR. BABCOCK: Leave it on the plan and we'll work it both ways.

MR. PETRO: He's the best.

MR. TONEATTO: That's nice of you to do that.

MR. PETRO: So we don't have to go there, concern ourselves with the sign, other than the location. Okay, Mark, any other outstanding issues?

MR. EDSALL: There's some minor comments in my comments but they can be resolved and I'm sure that they will be, now that you've had an opportunity to see this latest plan, they'll be working on conforming all the sheets to each other and making these minor adjustments I listed.

MR. LANDER: They're reducing the number of square feet with this application.

MR. PETRO: You know it will need to be sprinklered.

MR. TONEATTO: Yes.

MR. EDSALL: There's a connection shown I believe on the plan.

MR. TONEATTO: Yeah.

MR. PETRO: Motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Advanced Auto Parts site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Let's go over the public hearing a little bit here, get some input from the board members. Mark, any input on the public hearing, want to just, or Andy?

MR. EDSALL: I would just bring your attention to the fact that you're actually going from a more intensive use of repairs that were there and going down to pure retail sales and decreasing the area and occupying the same space on the site, so it would seem to me that very few people will notice the difference and if they do it probably will be less of an impact than the previous use, they'll probably appreciate it that you changed it.

MR. KRIEGER: In addition to which if there's an application to the zoning board for a sign and I heard some conversation about parking, I don't know whether that's going to be part of it or not, but the zoning

board will hold a public hearing as it has to.

MR. PETRO: Yeah, I don't believe parking is going to be a zoning issue because I think it would fall within the whole parking area of the entire site and they have already received that variance.

MR. EDSALL: My comments about parking, Jim, I don't think that there's a problem, I just want to make sure that the calculations are right once we stamp the plan.

MR. PETRO: I agree and as he's said, it's going to be 20 something spots to the better.

MR. TONEATTO: We're not making the building smaller because we're making the building smaller, that's their standard cut, it turns out to be smaller, but the big benefit straight go in and buy parts and leave.

MR. PETRO: It gives us some ammunition to somebody who says there's no public hearing. I'll entertain a motion that we waive the public hearing.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Advanced Auto Parts site plan. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I don't see any wetlands on the property or certainly not in the footprint of the building. So with that--

MR. LANDER: What's the outside of the building going

to be made of, I know I had a sketch here somewhere?

MR. TONEATTO: We had a colored photo we mailed in, somebody requested it. Typically, white and blue, I'll probably have to get you another one, I can scan it and E-mail one, if there's, maybe Mr. Edsall wants one.

MR. EDSALL: I assume, Mr. Chairman, they'll be back probably with a corrected plan, they can bring something with them then.

MR. TONEATTO: It's very white, there's a blue trim, there's another one not too far from here on the other side of town, actually.

MR. ARGENIO: I think Mark's got the right idea, just bring a photo, we can circulate it at the next meeting.

MR. PETRO: Negative dec, how come you don't have it on here?

MR. EDSALL: You're moving right along.

MR. PETRO: Let's do it because I don't see any reason not to. Motion for negative dec.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Advanced Auto Parts site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: So what we really need now is just a corrected plan showing the corrected parking, you don't

have the sign on the plan now, correct, just have that loop there. Ron?

MR. TONEATTO: It shows we have a note proposed pylon sign to be a separate application to the building department and if required to the Zoning Board of Appeals proposed signage be responsibility of Advanced Auto. But if we can do that we said here that we're willing to run away with it.

MR. PETRO: I think you covered it good. I'm trying to find a disclaimer for the planning board, once we give you an approval, we're not saying the sign is okay, that's a good disclaimer, it's in the minutes what we discussed so I'm satisfied with that. The last thing we're going to need a letter from DOT, something from DOT that it's not a problem.

MR. EDSALL: Right, if they have contacted Bill Elgie or Don Greene, we'll get a response, I would be extremely surprised if they make him get a permit because it looks like there's a one foot encroachment, if that.

MR. PETRO: So, if we have a letter stating it's not a problem, we're going to go ahead with the approval so we need a letter from DOT that the sign's taken care of and you need to correct the parking. What else, how about the handicapped issues?

MR. EDSALL: No, they have--

MR. BABCOCK: That's there, they addressed that.

MR. TONEATTO: We have a ramp here that's hatched off to make sure we get up on the sidewalk, but mostly, in all honesty, that's for shopping carts so people can get on and off easily.

MR. EDSALL: Bob looked at the handicapped issue, there's plenty of handicapped parking.

MR. BABCOCK: Parking lot's lit, it's all existing.

MR. TONEATTO: All existing.

March 8, 2000

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MR. PETRO: Drainage is obviously there and dumpster enclosure, anything for the building in particular?

MR. EDSALL: All rear compactors and collection.

MR. TONEATTO: That's it.

MR. PETRO: I'll stop trying to find something so we'll see you when you get your corrected plan. Thank you.



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REVIEW NAME: ADVANCE AUTO PARTS SITE PLAN
(FORMERLY SEARS PARTS AMERICA)
PROJECT LOCATION: PRICECHOPPER PLAZA (ROUTES 94 AND 300)
SECTION 69 – BLOCK 1 – LOT 6
PROJECT NUMBER: 98-34
DATE: 8 MARCH 2000
DESCRIPTION: THE APPLICATION PROPOSES A 7000 SQUARE FOOT RETAIL
AUTO PARTS USE AT THE EXISTING PRICE CHOPPER PLAZA. A
PREVIOUS VERSION OF THIS APPLICATION WAS REVIEWED AT
THE 9 SEPTEMBER 1998 PLANNING BOARD MEETING.

1. A revised application has been received. Apparently the former Applicant has merged with this Applicant. The plan has been revised to decrease the proposed building area from 8,000 SF to 7,000 SF.

The project is located within the design shopping (c) zoning district of the Town. The “required” bulk information appears correct, with the exception of the building height value (which should be corrected) and the FAR value (which should be added). The “existing” and “proposed” values should be verified, although no variances are anticipated.

The plan also includes a parking analysis for the site. The Applicant should be aware that the code utilizes 5.5 spaces per 1,000 square foot of gross floor area. With regard to the individual review of the Advance Auto Parts, the code has been changed so as not to distinguish between retail sales areas and storage. Current code requires one space per 150 square foot gross area. The parking calculations should be re-evaluated based on these facts.

2. I have performed a preliminary review of the latest plans submitted. I have the following initial comments:
 - a. The Board may wish to discuss, with the Applicant, landscaping to the two new curb areas at the entrance off Route 94.
 - b. The plan calls for wheel stops 42” from the face of the building for the parking well along the south. The Applicant should verify that the 42” value is correct, so as to maintain the 25’ aisle.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: ADVANCE AUTO PARTS SITE PLAN
(FORMERLY SEARS PARTS AMERICA)
PROJECT LOCATION: PRICECHOPPER PLAZA (ROUTES 94 AND 300)
SECTION 69 – BLOCK 1 – LOT 6
PROJECT NUMBER: 98-34
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Page Two

- c. The plans indicate a 2" "exposed face" along the sidewalk to the east. The Board may wish to discuss this with the Applicant and Building Inspector to verify that this is not creating a non-compliant condition.
 - d. The plan identifies the 50' wide location of the New York City Aqueduct. It would appear that no new construction is proposed over the Aqueduct. The Board may wish to discuss, with the Planning Board Attorney, any notifications which will be necessary for the adjacent construction.
 - e. The plans include the location for a pylon sign, as well as a detail. As noted on the plans, ZBA action may be necessary for this sign.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJesh

Advanceauto3-8.sh

RESULTS OF MEETING OF: Monday 10/1/80

PROJECT: Advanced Rule Parts

P.B.# 9834

LEAD AGENCY:

1. AUTHORIZE COORD LETTER: Y__ N__
2. TAKE LEAD AGENCY: Y ☒ N__

NEGATIVE DEC:

M) 1 S) 1 VOTE: A 4 N 0
CARRIED: YES ☒ NO__

M) 1 S) 1 VOTE: A 4 N 0
CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M) 1 S) 1 VOTE: A 4 N 0 WAIVED: Y ☒ N__

SCHEDULE P.H. Y__ N ☒

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y ☒

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

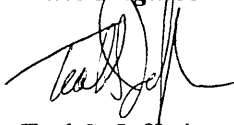
NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>to get parking slot</u>
<u>Need D.O.T. back permit</u>
<u>Mark's Comments</u>
<u>Apply for Bldg. Permit for sign to refer to Z.B.A.</u>
<u>Need letter from D.O.T.</u>

Should there be any questions or concerns, please do not hesitate to call us at (856) 573-9797. Thank you.

***Respectfully for,
Adler Engineering, Inc.***

A handwritten signature in black ink, appearing to read 'Teal S. Jefferis', written over a horizontal line.

Teal S. Jefferis
Project Manager

cc: Chris Neill, Primax Properties
Parker Canady, Primax Construction
Tom D'Arrigo, TJD Architects
Julian M. Toneatto, Ph.D, PE, Adler
file #20013

enc.

VIA OVERNIGHT MAIL

9-908

P.B.# 98-34

NEGATIVE DEC:

M)___ S)___ VOTE: A N

CARRIED: YES NO

CARRIED: YES NO

SCHEDULE P.H. Y N

SEND TO DEPT. OF TRANSPORTATION: Y

RETURN TO WORK SHOP: YES NO

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

Dimension of bldg on plan



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhpa@ptd.net



REVIEW NAME: SEARS PARTS AMERICA SITE PLAN
PROJECT LOCATION: PRICE CHOPPER MALL - NYS HWYS 94 AND 300
SECTION 69-BLOCK 1-LOT 6
PROJECT NUMBER: 98-34
DATE: 9 SEPTEMBER 1998
DESCRIPTION: THE APPLICATION PROPOSES A 7,500 SQUARE FOOT
RETAIL AUTO PARTS USE AT THE EXISTING PRICE
CHOPPER PLAZA. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

1. The project is located within the Design Shopping (C) Zoning District of the Town. The "required" bulk information on the plan appears correct, with the exception of building height (which should be 4" per foot to N.L.L., and FAR which should be 0.5). The plan indicates continued compliance with the minimum bulk requirements.

With regard to parking, this site previously received a variance for required parking. With this application, the parking "demand" is being decreased and the constructed parking is being increased. As such, I believe the degree of non-conformity is being decreased, and a variance would not be required.

The Applicant is requesting variances for proposed signs on the building, in excess of that permitted by Section 48-18 of the Town Zoning Code. In addition, a variance is requested for the freestanding sign, since the proposed sign exceeds that permitted under Section 48-18.

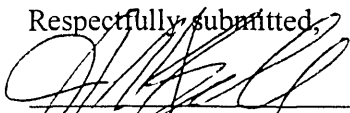
Based on the above, this application will require referral to the Zoning Board of Appeals for necessary action.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: SEARS PARTS AMERICA SITE PLAN
PROJECT LOCATION: PRICE CHOPPER MALL - NYS HWYS 94 AND 300
SECTION 69-BLOCK 1-LOT 6
PROJECT NUMBER: 98-34
DATE: 9 SEPTEMBER 1998

2. I have performed a concept review of the plan and advise of the following comments:
 - a. The handicapped parking space, in my opinion, is located too far to the east, projecting into the probable vehicles path from the traffic lane in front of Price Chopper. This row of parking should be shifted in a westerly direction to clear this lane.
 - b. The handicapped parking spaces shown near Parts America must have 8' striped aisles, as per current State Standards.
 - c. The parking striping should include stop bars at the appropriate locations.
 - d. The plan should include traffic control signs indicating one-way traffic and a stop sign for the southerly one-way lane (at the main entrance).
 - e. The Applicant should have the site manager verify that truck access to the site is from the north, with clock wise direction behind the mall. I believe access to the rear of Price Chopper from the southerly Route 94 drive (near Parts America) may be difficult. If such delivery route is required, appropriate signage should be provided.
3. At such time that the Planning Board should proceed with their review of the site layout, advising the Applicant of any additional requirements regarding lighting, landscaping, etc. Concurrently, the Board should refer this application to the Zoning Board of Appeals for necessary action.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:SEARS.mk

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 98-3Y

DATE: 8 OCT 98

APPLICANT: WESTERN AUTO SUPPLY CO.

3333 BEVERLY RD.

HOFFMAN ESTATES IL 60179

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 2 SEPT 98

FOR (SUBDIVISION - SITE PLAN) _____

LOCATED AT _____

_____ ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 69 BLOCK: 1 LOT: 6

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

FREESTANDING SIGN AREA VARIANCE 48 1B(H)(1a)[2] > 64 SF

SECOND FREESTANDING SIGN 48 1B(H)(1a)[1]

FACADE SIGN AREA VARIANCE 48 1B(H)(b)

MARK J. EDGALL P.E. F.S.

MICHAEL BABCOCK,
BUILDING INSPECTOR

<u>REQUIREMENTS</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>C</u> USE <u>A-1</u>		
MIN. LOT AREA <u>40,000 SF</u>	<u>469.141</u>	<u>—</u>
MIN. LOT WIDTH <u>200 FT</u>	<u>475 +</u>	<u>—</u>
REQ'D FRONT YD <u>60 FT</u>	<u>44.6</u>	<u>NO CHANGE PRE-EXISTING</u>
REQ'D SIDE YD. <u>30 FT</u>	<u>50</u>	<u>—</u>
REQ'D TOTAL SIDE YD. <u>70 FT</u>	<u>145.67</u>	<u>—</u>
REQ'D REAR YD. <u>30 FT</u>	<u>38.9</u>	<u>—</u>
REQ'D FRONTAGE <u>N/A</u>	<u>—</u>	<u>—</u>
MAX. BLDG. HT. <u>4%L = 12.97 FT</u>	<u>21.4</u>	<u>NO CHANGE PRE-EXISTING</u>
FLOOR AREA RATIO <u>0.5</u>	<u>< .5</u>	<u>—</u>
MIN. LIVABLE AREA <u>N/A</u>	<u>N/A</u>	<u>—</u>
DEV. COVERAGE <u>N/A</u> %	<u>N/A</u> %	<u>—</u> %
O/S PARKING SPACES <u>EXISTING DEFECIT 287</u>	<u>PROPOSED DEFECIT 251</u>	<u>NONCONFORMITY BEING REDUCED</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

PARTS AMERICA SITE PLAN (98-34)

William Dieal, Jr., P.E., P.P. of Adler Associates, Inc. Appeared before the board for this proposal.

MR. DIEAL: Mr. Chairman, thank you, Mrs. Mason, gentlemen, my name is Bill Dieal, D-I-E-A-L, I provided a business card to the secretary to be able to get the proper spelling. I am a professional engineer and I'm here to represent Adler Associates, Adler Engineering, who are the site engineers for this project. What the project consists of is the demolition of the existing tire store, which is attached to the Price Chopper Shopping Center at the intersection of State Highway 94 and State Highway 300. We propose to demolish a 7,500 square foot building and to replace it with an 8,000 square foot building. There was a presentation made at a workshop meeting with Miss Mason and with the engineer on the second of September and based upon the comments of the meeting with Miss Mason and the engineer at that time, we have submitted some revised drawings which were given to Miss Mason at the beginning of this evening for Mr. Edsall to review and to pass on to the zoning board. This story board right here basically expresses the changes which were brought out as a result of the workshop meeting and the items at the workshop meeting which were expressed as matters of concern had to do with the layout of the parking in this area alongside highway 94 and involve among other things widening of the stalls, the stalls are 45 degrees 9 foot wide by 19 feet deep, we have provided two handicapped spaces here and we have basically moved the center parking group back a little ways so that vehicles coming in off of highway 94 will basically have a little bit more room in there and that this center parking section will not be protruding into the pathway of the vehicles that are going to the Price Chopper Shopping Center. We also, based upon the comments that were made at the workshop, investigated as far as the turning radiuses were concerned, this is what dictated the angled parking instead of the perpendicular parking. It is anticipated that all truck traffic will come in from around the back of the Price Chopper's building, come down around the outside and then back into the loading dock which we propose to

be over here at the rear of the building. In addition at that workshop meeting, there was some requirements expressed by the engineer with regard to traffic control within this parking area for the one way coming in one way coming out and the requirement for a sign at this entrance off of Route 94 to prohibit heavy vehicular traffic from coming in that road. We have complied with that in the annotations which we have made to the drawings which I gave to Miss Mason reflect the comments as a result of the workshop meeting on the second of September.

MR. PETRO: The building itself you don't have to mention I assume from the old dimensions it's going to be 80 by 100, the new building?

MR. DIEAL: I have a complete set of plans, sir, I can give you the exact takeoff, I can even show you what a typical one of these looks like.

MR. LUCAS: Is that what the single sheet that you gave us?

MR. DIEAL: These buildings are pretty much cookie cutter type buildings, that is to say that they have a standard design that is used throughout the country for the building. This is a typical building and what they look like and we'll continue to use the existing wall, the party wall between the Price Chopper's structures.

MR. PETRO: Fire wall you mean?

MR. LUCAS: This may be a stupid question, but is it auto parts?

MR. DIEAL: Yes, this is Western Auto Parts, yes, sir.

MR. PETRO: Dimensions of the building required to be on the building somewhere. Mark, I see down at the bottom that you have based on above, this application will require referral to the ZBA for necessary action. What variances, for proposed signs on the building, is that the only reason for signs, the variance is requested for freestanding signs? The only reason they are going to go there is for signage?

MR. EDSALL: Plan originally indicated they needed to go to the ZBA for three variances, one for parking, the second for the building signs, the facade signs and third the freestanding signs. But when Mike and I reviewed their parking calculations, we discovered that they don't need to go for parking because in fact, they are decreasing the demand and increasing the number of constructive parking spaces hence they are decreasing the non-conformance. So Mike and I agreed that no referral has to be made for parking but they still want to put in the two larger signs.

MR. DIEAL: Basically, what happens, Mr. Petro, is that when you have a repair shop as exists there now they have five bays, each of the five bays requires four parking spaces because of the fact that this facility will not have any service bays, then it diminishes the requirement of the 8,000 total square feet a little more than 3,000 square feet is going to be considered retail space and a little over 4,000, about 4,700 square feet is going to be warehouse space. So it diminishes the total number of parking spaces that are required for the facility and reduces the total number of parking spaces that are needed for the entire complex.

MR. PETRO: Plus you can restripe the new parking at the new reduced size which should also increase.

MR. DIEAL: Actually, we're going to go to a 9 foot by 19.

MR. PETRO: When this was approved, it was ten foot by 20, so you're going to be able to pick up 10 percent.

MR. LUCAS: So the only reason to go to zoning board is the sign?

MR. EDSALL: Yes.

MR. PETRO: Here's what I suggest. There's quite a few comments from our engineer, nothing that is outlandish or a real problem.

MR. EDSALL: Just before you go, the plans that they have brought tonight, cause they didn't understand the procedure as having not been here before, they have already made a number of these corrections and the plans that Myra had submitted although we're not considering them tonight, they have already made a number of these corrections.

MR. PETRO: What I am suggesting is that we refer them to the zoning board at this time, whatever has not been corrected on the new plan he certainly has a copy of your minutes, I'm going to poll the board for any additional input, conceptually, we all agree it's a nice addition to the town. I made one comment, I'd like to see the dimensions of the building on the plan, the spots we discussed 9 by 19 obviously are going to be adequate and you're going to go to the zoning board for the necessary variances when you come back.

MR. LANDER: He's not digging a big hole, is he?

MR. DIEAL: We're not digging a big hole, we're demolishing the existing building and replacing it.

MR. ARGENIO: Mr. Chairman, note E from Mr. Edsall says or maybe I should direct this towards the applicant, says that the truck access traffic is going to proceed in a clockwise direction behind the mall?

MR. EDSALL: When in fact I meant counterclockwise.

MR. ARGENIO: Either he was mistaken or it's a typo.

MR. EDSALL: One of us screwed up, either myself or the typist.

MR. PETRO: Gentlemen, all we need to do is let's send him to the zoning board to get the necessary variances. Once he has them, they are on the plan, he can come back and we can review them again.

MR. LANDER: Make a motion to approve, Mr. Chairman.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Sears Parts America site plan in the Price Chopper mall on Routes 94 and 300. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. STENT	NO
MR. LANDER	NO
MR. LUCAS	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been referred to the New Windsor Zoning Board for your necessary variances. Once you have received those and if you're successful, you can then have them on your map, you can then appear before this board again for final review.

MR. DIEAL: Thank your, Mr. Chairman. I thought we made all the corrections attained in Mr. Edsall's formal comments and they are on the drawings that I presented to you earlier this evening.

MR. PETRO: Fine.

MR. LUCAS: Clean up that end of the building.

MR. DIEAL: It looks pretty scroungy, the purple and green doors and some of the ugly looking wide siding around the corner is not something that makes for a--

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 98-31

DATE: 8 OCT 98

APPLICANT: WESTERN AUTO SUPPLY CO.

3333 BEVERLY RD.

HOFFMAN ESTATES IL 60179

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 2 SEPT 98

FOR (SUBDIVISION - SITE PLAN) _____

LOCATED AT _____

_____ ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 69 BLOCK: 1 LOT: 6

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

FREESTANDING SIGN AREA VARIANCE 48-18(H)(1a)[2] > 64 SF

SECOND FREESTANDING SIGN 48-18(H)(1a)[1]

FACADE SIGN AREA VARIANCE 48-18(H)(b)

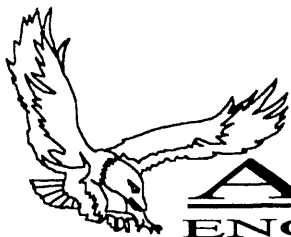
MARK J. EDGALL P.E. E.S.

MICHAEL BABCOCK,
BUILDING INSPECTOR

<u>REQUIREMENTS</u>		<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>C</u>	USE <u>A-1</u>		
MIN. LOT AREA	<u>40,000 SF</u>	<u>469,141</u>	<u>—</u>
MIN. LOT WIDTH	<u>200 FT</u>	<u>475 +</u>	<u>—</u>
REQ'D FRONT YD	<u>60 FT</u>	<u>44.6</u>	<u>NO CHANGE PRE-EXISTING</u>
REQ'D SIDE YD.	<u>30 FT</u>	<u>50</u>	<u>—</u>
REQ'D TOTAL SIDE YD.	<u>70 FT</u>	<u>145.67</u>	<u>—</u>
REQ'D REAR YD.	<u>30 FT</u>	<u>38.9</u>	<u>—</u>
REQ'D FRONTAGE	<u>N/A</u>	<u>—</u>	<u>—</u>
MAX. BLDG. HT. <u>4%LL = 12.97 FT</u>		<u>21.4</u>	<u>NO CHANGE PRE-EXISTING</u>
FLOOR AREA RATIO	<u>0.5</u>	<u>< .5</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>N/A</u>	<u>—</u>
DEV. COVERAGE	<u>N/A</u> %	<u>N/A</u> %	<u>—</u>
O/S PARKING SPACES	<u>EXISTING DEFICIT 287</u>	<u>PROPOSED DEFICIT 251</u>	<u>NONCONFORMITY BEING REDUCED</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE



ADLER

ENGINEERING, INC.

September 2, 1998

Town of New Windsor
Planning and Zoning Department
555 Union Avenue
New Windsor, NY 12553
Attn: Ms. Myra Mason, Board Secretary

Re: Application and Escrow Fees
Site Plan Application
Proposed Parts America
Route 94 & Temple Hill Road
Vails Gate, NY

Dear Ms. Mason,

As we had discussed, please find the enclosed checks for the application and escrow fees for the above application. The following checks are enclosed:

- 1.) Check No. 1325: \$100.00 for the application fee.
- 2.) Check No. 1326: \$1,000.00 for the escrow account.

These fees are per the attached checklist and escrow amount determined this morning during the workshop meeting.

On another note, the original Applicant/Owner Proxy Statement will arrive via overnight delivery on Friday, September 4th. I will fax you a copy of the same tomorrow to ensure a spot on the agenda for the September 9th meeting. Should there be any questions about this information, please do not hesitate to contact me at (609) 573-9797. Thank you.

Yours Truly for,
Adler Engineering, Inc.

Teal S. Jeffers, PE
Project Engineer

cc: file

enc.

via overnight delivery

98 - 34

P.B. #98-34 Escrow


1326

ADLER ENGINEERING INC. 609-573-9797
208 WHITE HORSE PIKE, SUITE 12
BARRINGTON, NJ 08007

DATE Sept 2, 98 3-3
310 401

PAY TO THE ORDER OF Town of New Windsor \$1000 ^{XX}/₁₀₀

One Thousand and ^{XX}/₁₀₀ DOLLARS MP

 **Mellon PSFS®**
Mellon Bank, N.A.
Philadelphia, PA

FOR _____ JM Teneate MP

⑈001326⑈ ⑆031000037⑆ 0008389629⑈

P.B. #98-34


1325

ADLER ENGINEERING INC. 609-573-9797
208 WHITE HORSE PIKE, SUITE 12
BARRINGTON, NJ 08007

DATE Sept 2, 1998 3-3
310 401

PAY TO THE ORDER OF Town of New Windsor \$100 ^{XX}/₁₀₀

One Hundred and ^{XX}/₁₀₀ DOLLARS MP

 **Mellon PSFS®**
Mellon Bank, N.A.
Philadelphia, PA

FOR _____ JM Teneate MP

⑈001325⑈ ⑆031000037⑆ 0008389629⑈

98 - 34

RECEIVED SEP 4 1998



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-94

RECEIVED

DATE PLAN RECEIVED: MAR 2 2000

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

Advanced Auto Parts has been

reviewed by me and is approved ☒

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

Water is available for this project

HIGHWAY SUPERINTENDENT DATE

John D. [Signature] 3-7-00
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98-34

DATE PLAN RECEIVED: _____ RECEIVED
APR 19 2000

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason _____

Does not Apply

Henry Gull 4-24-00
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

98-34

DATE PLAN RECEIVED:

RECEIVED

APR 19 2000

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Advanced auto Part _____ has been

reviewed by me and is approved ☒

disapproved _____.

If disapproved, please list reason _____

This Property has town water
Call for information --

HIGHWAY SUPERINTENDENT

DATE

John D. Di...
WATER SUPERINTENDENT

4-24-00
DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: April 25, 2000

SUBJECT: Advance Auto Parts

Planning Board Reference Number: PB-98-34

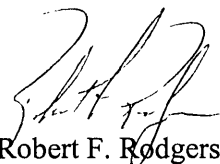
Dated: 19 April 2000

Fire Prevention Reference Number: FPS-00-017

A review of the above referenced subject site plan was conducted on 20 April 2000.

This site plan is acceptable.

Plans Dated: 14 April 2000, Revision 3

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over the printed name.

Robert F. Rodgers
Fire Inspector

RFR/dh

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: March 7, 2000

SUBJECT: Advance Auto Parts Site Plan

Planning Board Reference Number: PB-98-34

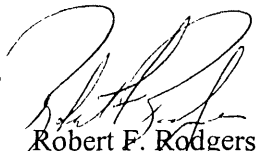
Dated: 2 March 2000

Fire Prevention Reference Number: FPS-00-008

A review of the above referenced subject site plan was conducted on 6 March 2000.

This site plan is approved.

Plans Dated: 29 February 2000 Revision 2.



Robert F. Rodgers
Fire Inspector

RFR/dh



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 98 - 34

WORK SESSION DATE: 19 JAN 00 APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: not now new plan: letter

PROJECT NAME: Advance Auto Parts (fka Parts America)

PROJECT STATUS: NEW OLD X

REPRESENTATIVE PRESENT: Tom D'Arrigo Teal Jeffers

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- inactive since Sept '98 - now 7000sf from 8000
- still getting owner proxy; will be leave situation;
- fix pk spaces 9x19 25'ish; move on to front row or may not need.
- add stop sign @ stop bar - show closest existing.
- still some sign variances may be necessary. (in separate application)
- keep sign on property - show note - rep app to bldg dept & ZBA
- lighting - ok - may need add'l
- need appropriate letter turning app over to Advance Auto. incl. \$
- work off old application
- needs to be sprinklered.

CLOSING STATUS

- Set for agenda next
possible agenda item on
Discussion item for agenda after
ZBA referral on agenda submittal

pbwsform 10MJ98



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

SEP 04 1998

N.W. HIGHWAY DEPT.

PLANNING BOARD FILE NUMBER: 98 - 34

DATE PLAN RECEIVED: RECEIVED SEP 4 1998

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 9/4/98
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: September 9, 1998

SUBJECT: Sears Parts America Site Plan

Planning Board Reference Number: PB-98-34

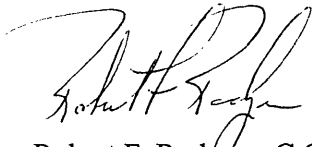
Dated: 4 September 1998

Fire Prevention Reference Number: FPS-98-055

A review of the above referenced subject site plan was conducted on 4 September 1998.

This site plan is acceptable.

Plans Dated: 17 August 1998

A handwritten signature in black ink, appearing to read "Robert F. Rodgers".

Robert F. Rodgers; C.C.A.
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 34

DATE PLAN RECEIVED: RECEIVED SEP 4 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of
Sears Roebuck & Co. has been

reviewed by me and is approved ☒ _____,

~~disapproved~~ _____.

If disapproved, please list reason

Building to be torn down is being fed
from Price Choppers building - will meet
with engineers and/or Contractor.

HIGHWAY SUPERINTENDENT DATE

Steve D. D. - 9-8-98
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B # 98 - 34
WORK SESSION DATE: 9-2-98 APPLICANT RESUB.
REQUIRED: full app
REAPPEARANCE AT W/S REQUESTED: not now
PROJECT NAME: PARTS AMERICA
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Teal Jefferson (Adler Eng'g)
MUNIC. REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Auto repair @ Price chopper
7500 SQ FT → 8000 SQ FT
Change to retail auto parts sales
elim auto repair
rec 90° pks. (if possible) if not keep 4 pks.
Or size wrong.
pks bay move to west to clear drive
ck sign regs
Stop bar + traffic control signs
truck access to site, set delivery route,

4MJE91 pbwsform

escrow \$1000

Licensed in New York, New Jersey and Pennsylvania

pos "no truck delivery"
5/5-094

ck
4/MB
pkcs.

696 reg'd
to 663

added
399 → 412

non-corp.

287-251

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 69 Block 1 Lot 6

1. Name of Project ADVANCE AUTO PARTS
2. Owner of Record V.G.R. ASSOCIATES Phone 212-249-1550
Address: 40 EAST 69th STREET, NEW YORK, NY 10021
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant TRIMAX PROPERTIES, LLC Phone 704-344-8200
Address: 115 E. MOREHEAD ST., CHARLOTTE, NC 28204-2814
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan ADLER ENGINEERING, INC Phone 856-573-9797
Address: 208 WHITE HORSE PIKE, SUITE 12, BARRINGTON, NJ 08007
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney N/A Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
TEAL JEFFERIS % ADLER (856)-573-9797
(Name) ENGINEERING (Phone)
7. Project Location:
On the NORTH side of N.Y. STATE HWY. 94 500 +/- feet
(Direction) (Street) (No.)
WEST of TEMPLE HILL ROAD (N.Y. STATE HWY 300)
(Direction) (Street)
8. Project Data: Acreage 10.77 Zone C School Dist. —
ENTIRE SHOPPING CENTER COMPLEX DESIGN SHOPPING

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) DEMOLITION (EXISTING 7,500 S.F. AUTO REPAIR SHOP AND CONSTRUCTION OF NEW 7000 S.F. +/- ADVANCE AUTO PARTS RETAIL STORE, LOADING AREA, TRASH ENCLOSURE, AND RESURFACING OF PARKING AREA.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ✓ no _____

12. Has a Special Permit previously been granted for this property? yes _____ no ✓

PREVIOUSLY FOR PARKING COUNT ASSOCIATED WITH ENTIRE COMPLEX. PROPOSED IMPROVEMENTS PROVIDES ADDITIONAL PARKING.

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

29 DAY OF February 192000

JOANN TESCHKO

Notary Public of New Jersey

My Commission Expires June 22, 2004
NOTARY PUBLIC

Jo Ann Teschko

TOWN USE ONLY:


APPLICANT'S SIGNATURE

TEAL S. JEFFERIS % ADLER ENGINEERING
Please Print Applicant's Name as Signed

DATE APPLICATION RECEIVED

APPLICATION NUMBER

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation
10. N/A Properties within 500' of site
11. N/A Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. N/A Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress

PROPOSED IMPROVEMENTS

22. ✓ Landscaping
23. ✓ Exterior Lighting
24. ✓ Screening
25. ✓ Access & Egress
26. ✓ Parking Areas
27. ✓ Loading Areas
28. ✓ Paving Details (Items 25 - 27)
29. ✓ Curbing Locations
30. ✓ Curbing through section
31. N/A Catch Basin Locations
32. N/A Catch Basin Through Section
33. ✓ Storm Drainage
34. ✓ Refuse Storage
35. ✓ Other Outdoor Storage
36. ✓ Water Supply
37. ✓ Sanitary Disposal System
38. ✓ Fire Hydrants
39. ✓ Building Locations
40. ✓ Building Setbacks
41. ✓ Front Building Elevations
42. N/A Divisions of Occupancy
43. N/A Sign Details - TO BE HANDLED BY ADVANCE AUTO UNDER SEPARATE APPLICATION
44. ✓ Bulk Table Inset
45. ✓ Property Area (Nearest 100 sq. ft.)
46. ✓ Building Coverage (sq. ft.)
47. ✓ Building Coverage (% of total area)
48. ✓ Pavement Coverage (sq. ft.)
49. ✓ Pavement Coverage (% of total area)
50. ✓ Open Space (sq. ft.)
51. ✓ Open Space (% of total area)
52. ✓ No. of parking spaces proposed
53. ✓ No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. n/a Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. n/a A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.


APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  2/29/00
Date

The seal is circular with the text "STATE OF NEW YORK" at the top, "G.M. TONEATTO" in the center, and "LICENSED PROFESSIONAL ENGINEER" at the bottom. The number "NO. 069563" is also visible.

Advance AutoParts

Via Facsimile

March 2, 2000

Town of New Windsor
Planning Department
555 Union Avenue
New Windsor, NY 12553
Attn: Myra Mason, Board Secretary

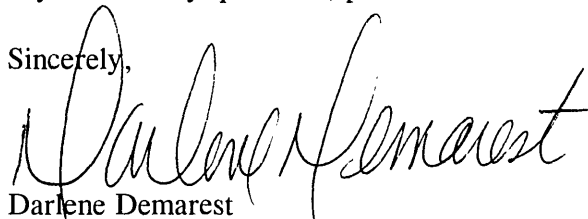
Re: Ground Lease by and between V.G.R. Associates, L.L.C. and Advance Stores Company, Incorporated, successor by merger to Parts America, Inc. for real estate located in Price Chopper Plaza, Temple Hills Road and Route 94 in Vails Gate, NY.

Dear Sir/Madam:

Please be advised that Advance Stores Company, Incorporated ("Advance") is now the tenant in the above referenced Ground Lease. The above referenced lease was assigned from Western Auto Supply Company to Parts America, Inc. Parts America, Inc. was subsequently merged into Advance. Please see the attached Certificate of Merger.

If you have any questions, please do not hesitate to contact me at (540) 561-3417.

Sincerely,



Darlene Demarest
Director of Lease Administration

DD/s

5673 Airport Road • Roanoke, Virginia 24012
P.O. Box 2710 • Roanoke, Virginia 24001
(540) 362-4911

State of Delaware
Office of the Secretary of State

PAGE 1

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"PARTS AMERICA, INC." A DELAWARE CORPORATION,

WITH AND INTO "ADVANCE STORES COMPANY, INCORPORATED" UNDER THE NAME OF "ADVANCE STORES COMPANY, INCORPORATED", A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF VIRGINIA, AS RECEIVED AND FILED IN THIS OFFICE THE TWENTY-FOURTH DAY OF MARCH, A.D. 1999, AT 2 O'CLOCK P.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE NEW CASTLE COUNTY RECORDER OF DEEDS.



3021224 H100M

991115648

Edward J. Freel
 Edward J. Freel, Secretary of State

AUTHENTICATION;

DATE

9650120

03-25-99

No. 7167 P. 2

NATIONAL CORP. RESEARCH LTD.

Mar. 25. 1999 4:45PM

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

January 26, 1999

The State Corporation Commission finds the accompanying articles submitted on behalf of

ADVANCE STORES COMPANY, INCORPORATED

to comply with the requirements of law. Therefore, it is ORDERED that this

CERTIFICATE OF MERGER

be issued and admitted to record with the articles in the office of the Clerk of the Commission. Each of the following:

PARTS AMERICA, INC. (A DE CORPORATION NOT QUALIFIED IN VA)

is merged into ADVANCE STORES COMPANY, INCORPORATED, which continues to exist under the laws of VIRGINIA with the name ADVANCE STORES COMPANY, INCORPORATED. The existence of each non-surviving entity ceases, according to the plan of merger.

The certificate is effective on January 26, 1999., at 11:59 p.m.

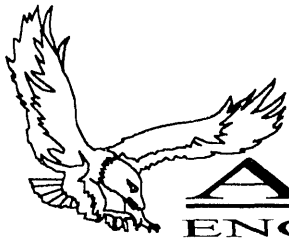
STATE CORPORATION COMMISSION

By



Commissioner

MERGACPT
CIS20436
99-01-27-0054



ADLER

ENGINEERING, INC.

February 29, 2000

Town of New Windsor
Planning Department
555 Union Avenue
New Windsor, NY 12553
Attn: Ms. Myra Mason, Board Secretary

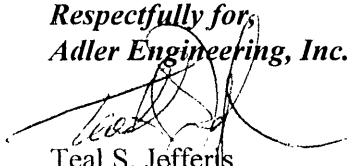
Subject: Application Fees
 Proposed Advance Auto
 Route 94 & Temple Hill Road
 Vails Gate, NY

Dear Ms. Mason,

This letter serves to authorize the Town of New Windsor to apply the unused application fees previously paid by this office on September 2, 1998 for the former Parts America Store application to the above referenced application. Our office had previously submitted checks for \$100.00 (check #1325) for the application fees and \$1,000.00 (check #1326) for the escrow account; however, none of these fees were utilized due to the applicant's cancellation of the project. Since that date, Advance Auto has acquired the Parts America Store chain and retained our firm to modify the formerly submitted Site Plan Package to reflect the proposed Advance Auto Parts Store. Therefore, we request and authorize the Town to apply the previously submitted, and unused, application fees to this application.

Should there be any questions or concerns, please do not hesitate to call us at (856) 573-9797. Thank you.

Respectfully for,
Adler Engineering, Inc.



Teal S. Jefferis
Project Manager

cc: Chris Neill, Primax Properties
 Parker Canady, Primax Construction
 Julian M. Toneatto, Ph.D, PE, Adler
 file #20013


PROJECT I.D. NUMBER

617.21
Appendix C

SEQR

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>PRIMAX PROPERTIES, LLC</u>	2. PROJECT NAME <u>ADVANCE AUTO</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>115 TEMPLE HILL ROAD</u> <u>SUITE 100</u> <u>NEW WINDSOR, NY 12553</u> <u>SITE LOCATION IS WITHIN PRICE CHOPPER SHOPPING CENTER AT THE INTERSECTION OF TEMPLE HILL ROAD AND N.Y. STATE HIGHWAY 94.</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>DEMOLITION OF EXISTING 7,500 S.F. AUTO REPAIR SHOP, LOCATED ON THE END OF AN EXISTING SHOPPING CENTER, AND CONSTRUCTION OF A 7,000 S.F. AUTO PARTS RETAIL STORE IN ITS PLACE. IN ADDITION TO NEW BUILDING, LOADING DOCK AND TRASH ENCLOSURE WILL BE CONSTRUCTED AND PARKING SPACES STRIPED ON EXISTING ASPHALT.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.89 +/-</u> acres Ultimately <u>0.89 +/-</u> acres <u>PROJECT AREA ONLY, NOT ENTIRE COMPLEX.</u>	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly <u>PROPOSED USE COMPLIES WITH PERMITTED USES AND ZONING'S SETBACK REQUIREMENTS.</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>EXISTING SITE IS A SHOPPING CENTER, WITH COMMERCIAL PROPERTIES LOCATED TO THE SOUTH AND EAST OF THE SITE. RESIDENTIAL PROPERTIES ARE LOCATED TO THE WEST OF SHOPPING CENTER.</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval <u>WILL REQUIRE PLANNING BOARD APPROVAL AND LOCAL BUILDING PERMIT.</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>ADLER ENGINEERING, INC.</u> <u>TO TEAL JEFFERIS</u> Date: <u>2/29/00</u>	
Signature: <u></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other Impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	<hr/>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr/>	<hr/>
Date	

TRANSMITTAL

TJD ARCHITECTS P.C.

135 AMERICAN AVENUE

BRIDGETON, NJ 08302

(609) 455-4422

FAX: (609) 455-4694

To: New Windsor Planning Department **Date:** February 29, 2000

Address 555 Union Ave
: New Windsor NY 12553

Subject: Submission of plans for Advanced Auto Parts

The following drawings are to compliment the package from Adler Engineering for the proposed Advanced auto parts retail store.

Sincerely Yours,
TJD Architects, PC

Thomas J. D'Arrigo
Partner



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 69 Block 1 Lot 6

1. Name of Project PARTS AMERICA
2. Owner of Record V.G.R. ASSOCIATES, LLC Phone UNKNOWN
Address: 40 EAST 69TH STREET, NEW YORK, NY 10021-0009
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant WESTERN AUTO SUPPLY CO. Phone (630) 585-6042
Address: 3333 BEVERLY ROAD, HOFFMAN ESTATES, IL 60179
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan ADLER ENGINEERING, INC Phone (609) 573-9797
Address: 208 WHITE HORSE PIKE, SUITE 12, BARRINGTON, NJ 08007
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney NOT USED Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
TEAL S. JEFFERIS % ADLER (609) 573-9797
(Name) ENGINEERING (Phone)
7. Project Location:
On the NORTH side of N.Y.S. HIGHWAY 94 470 +/- feet
(Direction) (Street) (No.)
WEST of N.Y.S. HIGHWAY 300 (TEMPLE HILL ROAD)
(Direction) (Street)
8. Project Data: Acreage 10.711 ac +/- Zone C School Dist. UNK.
DESIGN
SHOPPING

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

*This information can be verified in the Assessor's Office.

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) DEMOLISH EXISTING 7,500 S.F. AUTO REPAIR FACILITY AND ERECT AN 8,000 S.F. RETAIL AUTO PARTS STORE WITH LOADING DOCK AND TRASH ENCLOSURE AND PARKING.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes X no _____
PREVIOUSLY FOR PARKING.

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

2nd DAY OF September 1998

[Signature]
APPLICANT'S SIGNATURE

[Signature]
NOTARY PUBLIC

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1999

TEAL S. JEFFERIS PE % ADLER ENGINEERING
Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED SEP 4 1998

DATE APPLICATION RECEIVED

98 - 34

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

V.G.R. ASSOCIATES, L.L.C., deposes and says that he resides
(OWNER)

at 40 EAST 69TH STREET, NEW YORK in the County of _____
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. _____ Block _____ Lot _____)
designation number (Sec. 69 Block 1 Lot 6) which is the premises described in

the foregoing application and that he authorizes:

WESTERN AUTO SUPPLY COMPANY, 3333 BEVERLY ROAD, HOFFMAN ESTATES, IL 60179
(Applicant Name & Address, if different from owner)

ADLER ENGINEERING, INC, 208 WHITE HORSE PIKE, SUITE 12, BARRINGTON, NJ 08007
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 9/2/98

Patricia Brendas
Witness' Signature

Jonathan P. Rose
Manager, VGR Associates, LLC
Owner's Signature

[Signature] % WESTERN AUTO SUPPLY
% ADLER ENGINEERING.
Applicant's Signature if different than owner

[Signature] % ADLER ENGINEERING
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED SEP 4 1998

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TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ✓ Site Plan Title
2. ✓ Applicant's Name(s)
3. ✓ Applicant's Address
4. ✓ Site Plan Preparer's Name
5. ✓ Site Plan Preparer's Address
6. ✓ Drawing Date
7. N/A Revision Dates
8. Area Map Inset
9. ✓ Site Designation
10. Properties within 500' of site (PENDING)
11. Property Owners (Item #10) (PENDING)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. Abutting Property Owners (PENDING)
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress

PROPOSED IMPROVEMENTS

- 22. N/A Landscaping
- 23. N/A Exterior Lighting
- 24. ✓ Screening
- 25. ✓ Access & Egress
- 26. ✓ Parking Areas
- 27. ✓ Loading Areas
- 28. ✓ Paving Details (Items 25 - 27)
- 29. ✓ Curbing Locations
- 30. ✓ Curbing through section
- 31. ✓ Catch Basin Locations
- 32. N/A Catch Basin Through Section
- 33. ✓ Storm Drainage
- 34. ✓ Refuse Storage
- 35. ✓ Other Outdoor Storage
- 36. ✓ Water Supply
- 37. ✓ Sanitary Disposal System
- 38. N/A Fire Hydrants
- 39. ✓ Building Locations
- 40. ✓ Building Setbacks
- 41. ✓ Front Building Elevations
- 42. N/A Divisions of Occupancy
- 43. ✓ Sign Details
- 44. ✓ Bulk Table Inset
- 45. ✓ Property Area (Nearest 100 sq. ft.)
- 46. ✓ Building Coverage (sq. ft.)
- 47. — Building Coverage (% of total area)
- 48. — Pavement Coverage (sq. ft.)
- 49. — Pavement Coverage (% of total area)
- 50. N/A Open Space (sq. ft.)
- 51. N/A Open Space (% of total area)
- 52. ✓ No. of parking spaces proposed
- 53. ✓ No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. N/A A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.


“Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  9/2/98
Licensed Professional Date

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

PROPERTY IS NOT LOCATED IN FLOOD ZONE, AS
PER ALTA/ACSM SURVEY.

ADLER ENGINEERING

PROJECT I.D. NUMBER

617.21

SEQR

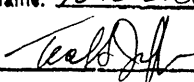
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR <u>WESTERN AUTO SUPPLY CO. COADLER ENGINEERING</u>		2. PROJECT NAME <u>PARTS AMERICA</u>	
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>"PRICE CHOPPER SHOPPING CENTER"</u> <u>N.Y.S. HIGHWAY 94 AND N.Y.S. HIGHWAY 300 (TEMPLE HILL ROAD)</u>			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>DEMOLISH EXISTING 7,500 S.F. AUTO REPAIR FACILITY AT END OF EXISTING STRIP CENTER AND ERECT AN 8,000 S.F. RETAIL AUTO PARTS SUPPLY STORE. INCLUDED WITH THE IMPROVEMENTS ARE A TRASH ENCLOSURE, LOADING AREA, AND ADDITIONAL PARKING STALLS (BY RESTRIPING LOT).</u>			
7. AMOUNT OF LAND AFFECTED: Initially <u>10.711</u> acres Ultimately <u>10.711</u> acres TOTAL LOT AREA			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly <u>"SITE IS CURRENTLY ZONED AS ZONE "C" -</u>			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>PROJECT SITE IS LOCATED IN SHOPPING CENTER FACILITY. RESIDENTIAL PROPERTIES ARE LOCATED WEST OF THE SITE. REMAINDER OF SURROUNDING AREA IS GENERALLY COMMERCIAL.</u>			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(ies) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <u>FOR ADDITIONAL PARKING STALLS.</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No EXISTING PARKING VARIANCE WILL NEED TO BE MODIFIED (PROPOSED QUANTITY STILL <u>NON-CONFORMING.</u>)			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>TEAL S. JEFFERIS, PE COADLER ENGINEERING</u>		Date: <u>4/1/98</u>	
Signature: <u></u>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

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PART II—ENVIRONMENTAL ASSESSMENT

- A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No
- B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No
- C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)
- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
 - C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly.
 - C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly.
 - C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.
 - C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
 - C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
 - C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
- D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

 Name of Lead Agency

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from responsible officer)

 Date